



**DEPARTMENT OF THE ARMY**  
**JACKSONVILLE DISTRICT CORPS OF ENGINEERS**  
**MERRITT ISLAND REGULATORY FIELD OFFICE**  
**2460 NORTH COURTENAY PARKWAY, SUITE 216**  
**MERRITT ISLAND, FLORIDA 32953-4192**

REPLY TO  
ATTENTION OF:

**NOV 01 2001**

Regulatory Division  
Atlantic Permits Branch

***PUBLIC NOTICE***

**Permit Application No. 200105150**

TO WHOM IT MAY CONCERN: This district has received an application for a Department of the Army permit pursuant to Section 404 of the Clean Water Act (33 U.S.C. 1344) as described below.

APPLICANT: COPART, Inc.  
5500 E. Second Street  
Benicia, CA 94510

WATERWAY & LOCATION: The project is located between Keen Rd. and 53<sup>rd</sup> St. approximately 500 feet south of St. Lucie Blvd., in Section 31, Township 34 South, Range 40 East, St. Lucie County, Florida.

DIRECTIONS TO SITE: Directions to the site are as follows: From the intersection of Keen Rd. and St. Lucie Blvd. turn east on St. Lucie Blvd. Proceed east on St. Lucie Blvd. to the intersection of St. Lucie Blvd. and Center Rd. Turn south on Center Rd. and proceed approximately 500 feet south. The project site is on the west side of Center Rd.

LATITUDE & LONGITUDE: Latitude..... 28°28'55.83" North  
Longitude.....80°22'49.53" West

WORK & PURPOSE: The applicant proposes to develop a ±53.5 acre parcel for the construction of auto auction facility. The project will generally consist of 14,873 square feet of warehouse/office space with approximately 4 acres as pavement and 30 acres stabilized for open vehicle storage. The project as designed will impact 0.9 acre of low quality wetlands, which was previously farmed citrus grove.

EXISTING CONDITIONS: The majority of the site was historically citrus but has been cleared with the exception of approximately 14.5± acres in the northwest corner. This 14.5 acres is comprised of upland coniferous forest (FLUCFCS 410), Australian pine (FLUCFCS 437), exotic wetland hardwoods (FLUCFCS 619), and a freshwater marsh (FLUCFCS 641). The 2.7 acre upland coniferous forest is dominated by slash pine with live oak, laurel oak, Australian pine, and Brazilian pepper comprising the understory. The 4.8 acres exotic wetland hardwood community is dominated by Australian pine, Brazilian pepper, and primrose willow. The 6.0 acre freshwater marsh community is dominated by cattail with minor associations of bulrush, arrowhead, and duck weed. The remainder of the site has been classified as rural land in transition (FLUCFCS 471). This area was formally citrus grove and has been cleared of planted vegetation and was re-graded. Only ruderal, primary, successional species and

one line oak tree remain on site in this area.

PROPOSED MITIGATION: To compensate for proposed wetland impacts, the applicant has proposed on-site mitigation. The applicant proposes to place all remaining wetlands under conservation, remove all nuisance and exotic vegetation from within the remaining on-site wetlands and uplands, and replant with native vegetation. The applicant has proposed monitoring of the restored wetlands and uplands. Monitoring will consist of vegetation sampling, measurement of water elevations, estimates of percent cover of desirable wetland plant species and invasive/exotic species, observed wildlife use, and determination of maintenance required (if any). Success criteria for the monitored area is proposed as follows: 80 percent areal cover of desirable wetland plants, with less than 10 percent cover of invasive or exotic plant species by the end of the monitoring period.

NOTE: *This public notice is being issued based on information furnished by the applicant. The Corps jurisdictional line has not been verified.*

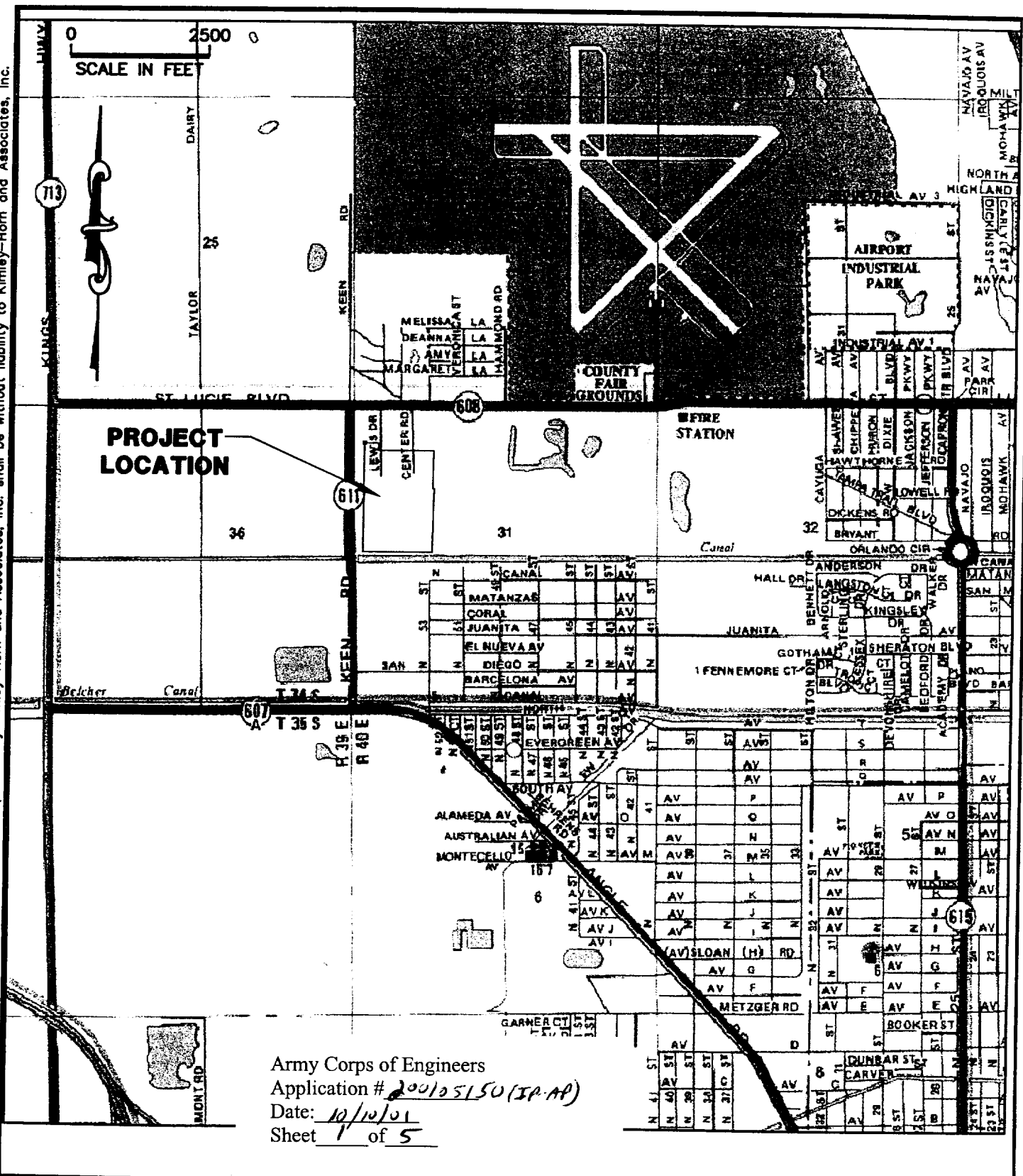
AUTHORIZATION FROM OTHER AGENCIES: The South Florida Water Management District (SFWMD) is currently processing and application for an Environmental Resource Permit for the proposed project. The SJRWMD application number is 010830-2.

Comments regarding the application should be submitted in writing to the District Engineer in care of Mr. Andrew W. Phillips, at the Merritt Island Regulatory Field Office, 2460 North Courtenay Parkway, Suite 216, Merritt Island, Florida 32953 within 30 days from the date of this notice.

If you have any questions concerning this application, you may contact Andrew W. Phillips of the Merritt Island Regulatory Field Office, telephone number 321-453-0210, e-mail Andrew.W.Phillips@saj02.usace.army.mil.

PLOTTED BY: EXHIBIT

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Army Corps of Engineers  
 Application # 200105150 (IP-AP)  
 Date: 10/10/01  
 Sheet 1 of 5

## LOCATION MAP



**Kimley-Horn  
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(561)286-2190

FAX (561)286-0138

**COPART**  
 ST. LUCIE COUNTY, FLORIDA

DATE:

JULY 01

SCALE:

1" = 2500'

PROJ. NO.

041025000

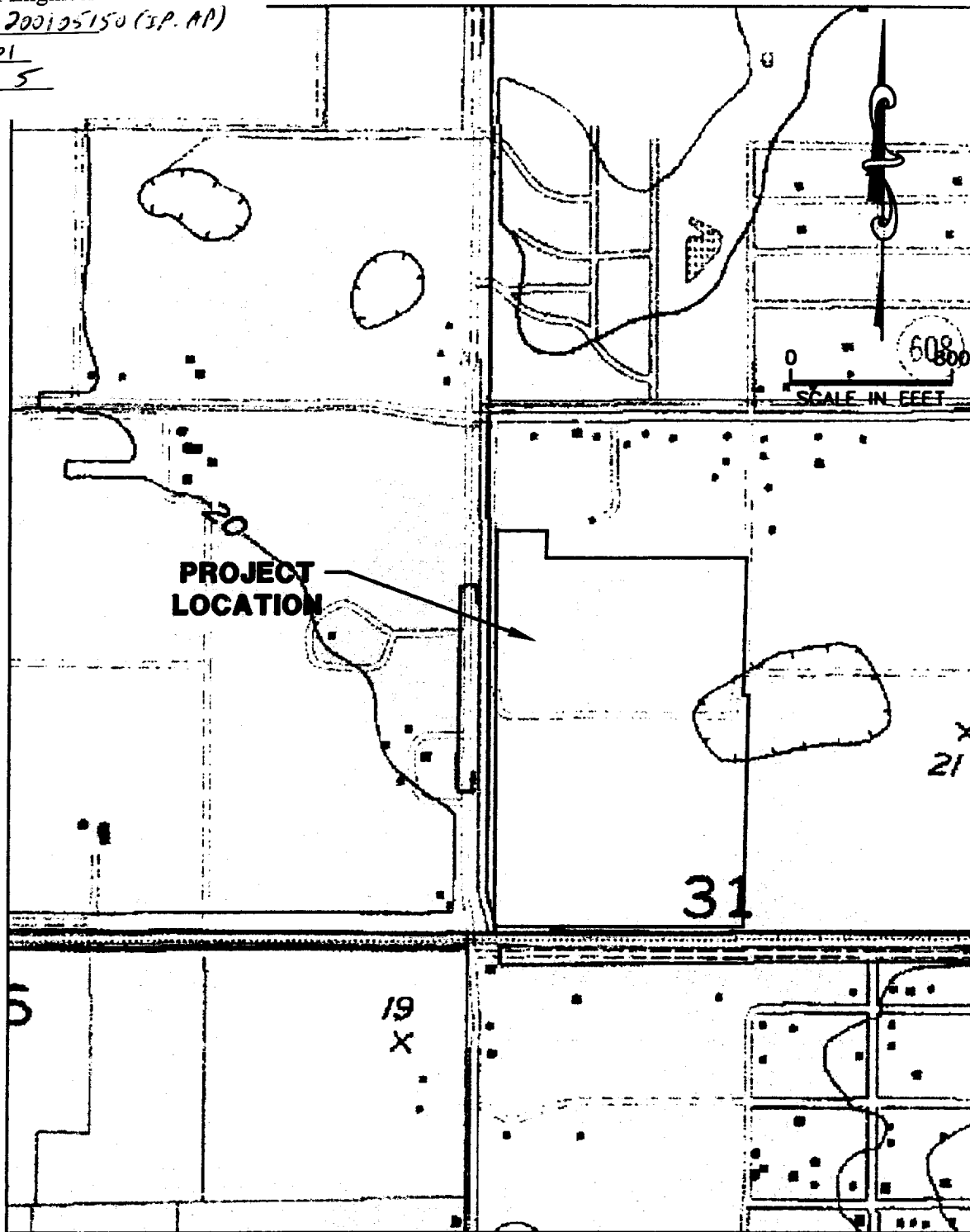
FIGURE:

1

Army Corps of Engineers  
 Application # 200105150 (SP. AP)  
 Date: 10/10/01  
 Sheet 2 of 5

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QUAD ANKONA PHOTOREVISED 1983

## U.S.G.S QUAD MAP



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ST. LUCIE COUNTY, FLORIDA

DATE:  
JULY 01

SCALE:  
1" = 800'

PROJ. NO.  
041025000

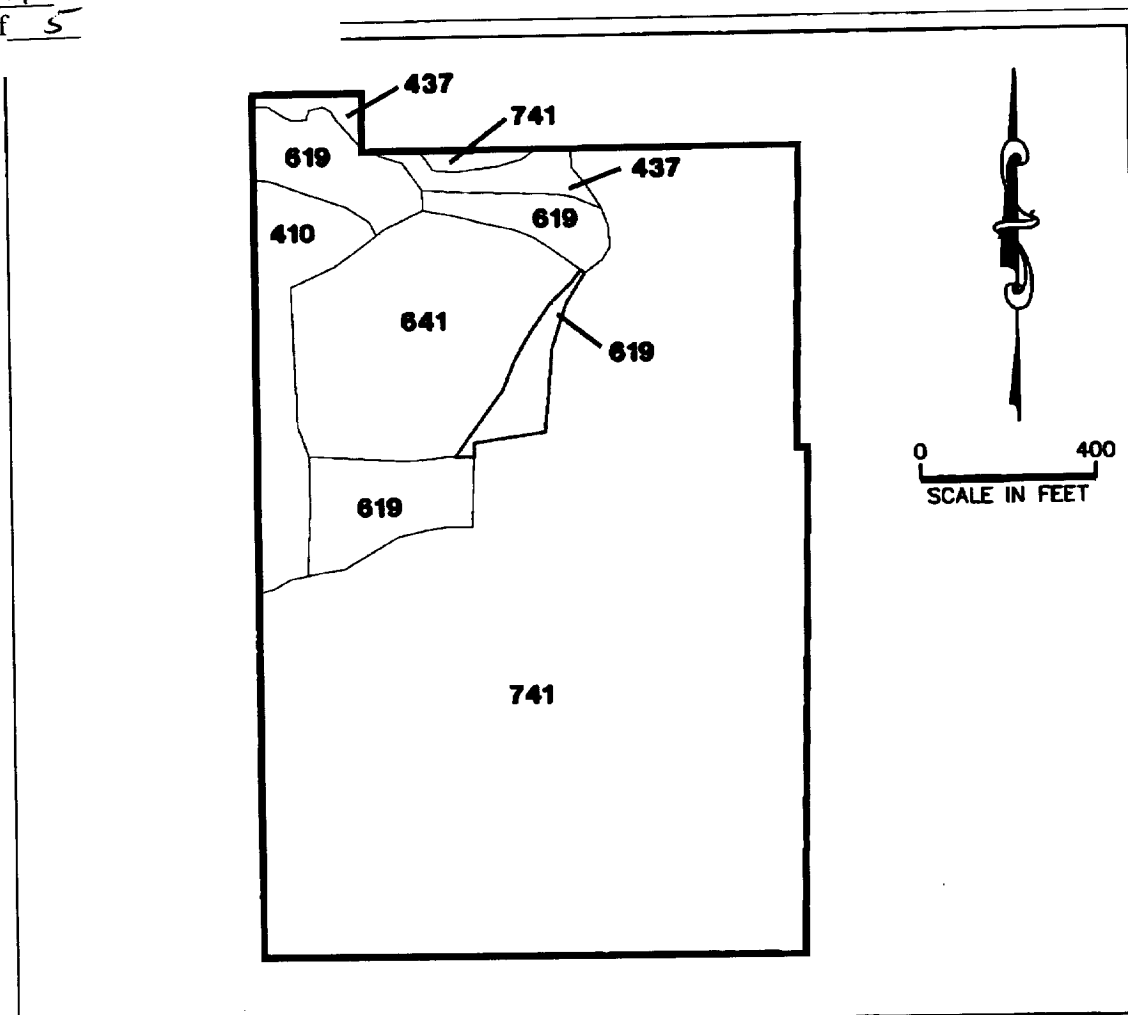
FIGURE:

2

Army Corps of Engineers

Application # 200105150 (EP-AP)Date: 10/10/01Sheet 3 of 5

PLOTTED: 10/10/01 BY: [illegible] EXHIBIT 1001 02 53 23 PM, DNM  
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**LEGEND**

|               |   |                 |
|---------------|---|-----------------|
| <b>410</b>    | UPLAND CONIFEROUS FORESTS WITH MIXED EXOTIC (BP)  | 2.7± AC         |
| <b>437</b>    | AUSTRALIAN PINE   | 1.0± AC         |
| <b>619</b>    | EXOTIC WETLAND HARDWOODS  | 4.8± AC         |
| <b>641</b>    | FRESHWATER MARSHES  | 6.0± AC         |
| <b>741</b>    | RURAL LAND IN TRANSITION WITHOUT POSITIVE INDICATORS OF INTENDED ACTIVITY (FORMER CITRUS GROVE) | 39.0± AC        |
| <b>TOTAL:</b> |   | <b>53.5± AC</b> |

Information from:

FLORIDA LAND USE, COVER AND FORMS CLASSIFICATION SYSTEM

DEPARTMENT OF TRANSPORTATION, STATE TOPOGRAPHIC BUREAU, THEMATIC MAPPING SECTION

**FLUCFCS MAP**
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ST. LUCIE COUNTY, FLORIDA

DATE:

JULY 01

SCALE:

1" = 400'

PROJ. NO.

041025000

FIGURE:

4

Army Corps of Engineers

Application # 200105150 (EPA-AP)Date: 10/10/01Sheet 4 of 5

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BY: KIMLEY-HORN

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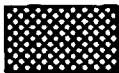
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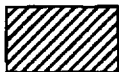
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**LEGEND**

APPROXIMATE WETLAND AREA TO BE ENHANCED

9.1± AC.



APPROXIMATE WETLAND AREA TO BE IMPACTED (50%)

1.7± AC.

**WETLAND IMPACTS MAP****Kimley-Horn  
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ST. LUCIE COUNTY, FLORIDA

DATE:

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SCALE:

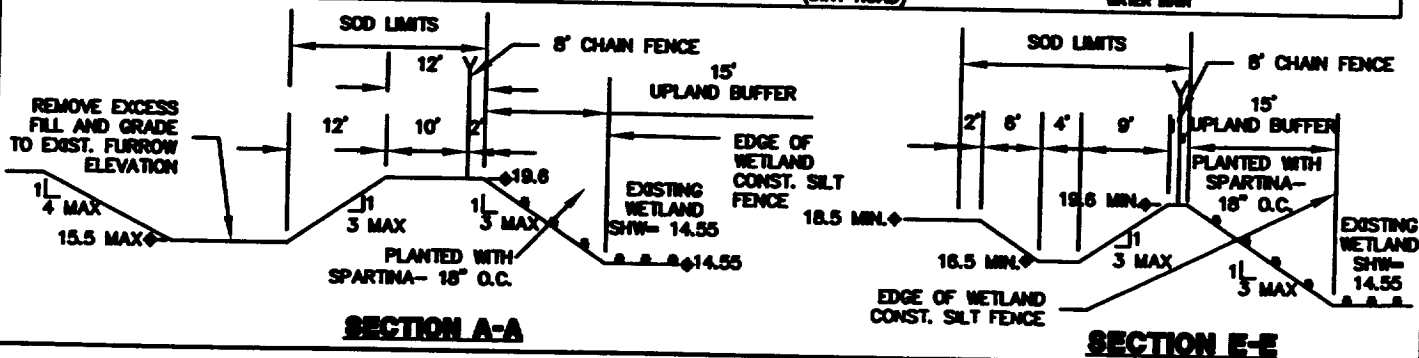
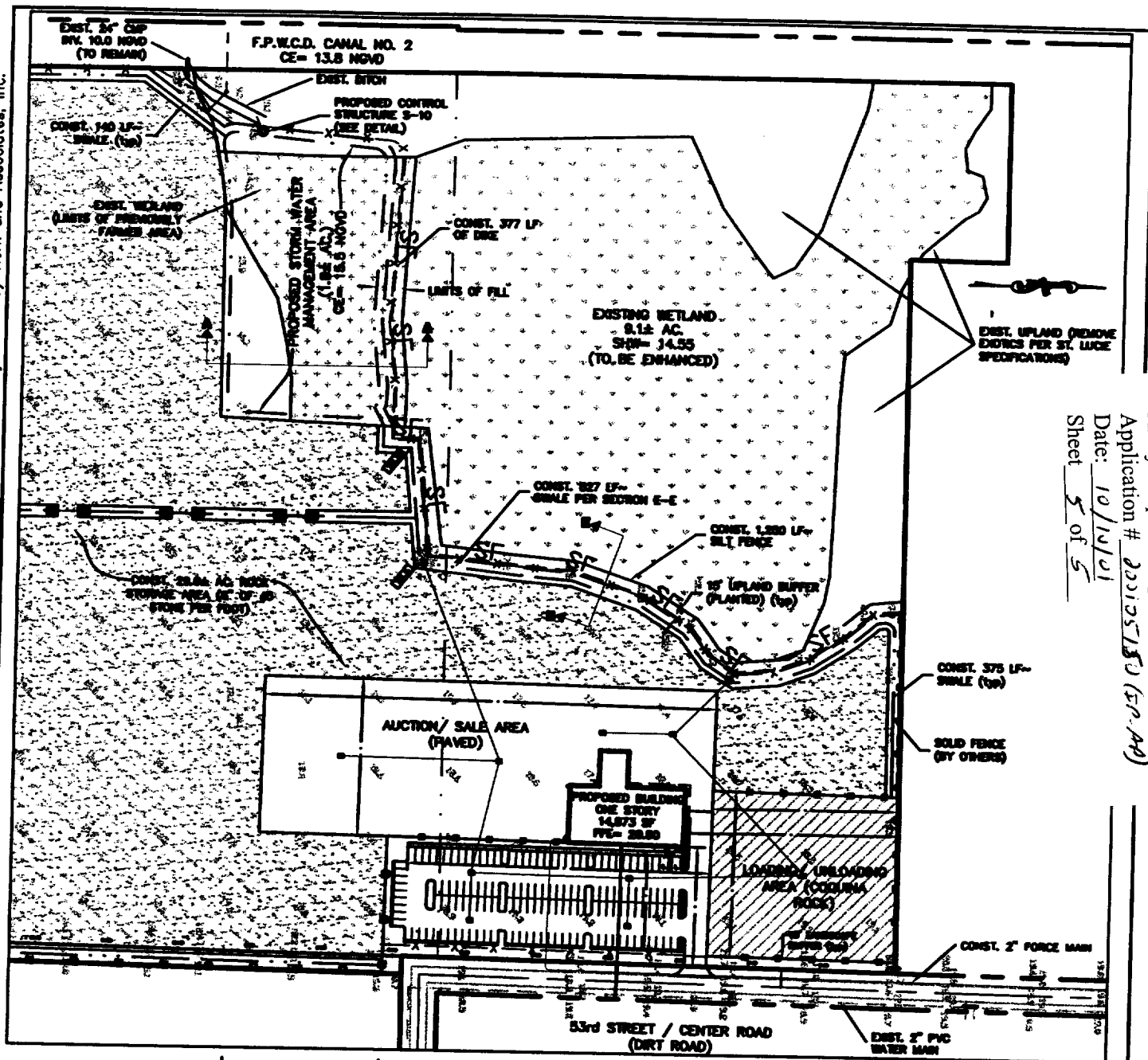
1" = 400'

PROJ. NO.

041025000

FIGURE:

7



## TYPICAL SECTIONS



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DATE:

JULY 01

SCALE:

N.T.S.

PROJ. NO.

041025000

FIGURE:

8

**IMPACT ON NATURAL RESOURCES:** Preliminary review of this application indicates that an Environmental Impact Statement will not be required. Coordination with U.S. Fish and Wildlife Service, Environmental Protection Agency (EPA), the National Marine Fisheries Services, and other Federal, State, and local agencies, environmental groups, and concerned citizens generally yields pertinent environmental information that is instrumental in determining the impact the proposed action will have on the natural resources of the area. By means of this notice we are soliciting comments on the potential effects of the project on threatened or endangered species or their habitat.

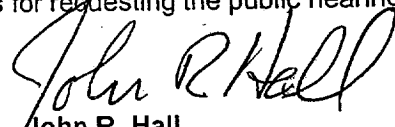
**IMPACT ON CULTURAL RESOURCES:** Review of the latest published version of the National Register of Historic Places indicates that no registered properties, or properties listed as eligible or inclusion therein, are located at the site of the proposed work. Presently, unknown archeological, scientific, prehistorical, or historical data may be lost or destroyed by the work to be accomplished.

**EVALUATION:** The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefits, which reasonably may be expected to accrue from the proposal, must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered including cumulative impacts thereof; among these are conservation, economics, esthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, considerations of property ownership, and, in general, the needs and welfare of the people. Evaluation of the impact of the activity on the public interest will also include application of the guidelines promulgated by the Administrator, EPA, under authority of Section 404(b) of the Clean Water Act of the criteria established under authority of Section 102(a) of the Marine, Protection, Research, and Sanctuaries Act of 1972. A permit will be granted unless its issuance is found to be contrary to the public interest.

The U.S. Army Corps of Engineers (Corps) is soliciting comments from the public; Federal, State, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make or deny this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

**COASTAL ZONE MANAGEMENT CONSISTENCY:** In Florida, the State approval constitutes compliance with the approved Coastal Zone Management Plan. In Puerto Rico, a Coastal Zone Management Consistency Concurrence is required from the Puerto Rico Planning Board. In the Virgin Islands, the Department of Planning and Natural Resources permit constitutes compliance with approved Coastal Zone Management Plan.

**REQUEST FOR PUBLIC HEARING:** Any person may request a public hearing. The request must be submitted in writing to the District Engineer within the designated comment period of the notice and must state the specific reasons for requesting the public hearing.

  
John R. Hall  
Chief, Regulatory Division